



Highfield Road, Nottingham  
£290,000



A well-maintained and fully licensed four-bedroom HMO, currently producing an annual rental income of £26,400 and offering a gross yield of approximately 9.1%. Located in the sought-after area of Dunkirk, the property enjoys a prime position close to the University of Nottingham and Queen's Medical Centre, making it an ideal long-term investment. The accommodation is arranged over two floors and includes four double bedrooms, communal living kitchen, and a well-appointed bathroom.

Externally, the property benefits from a south-east facing, low-maintenance paved garden – perfect for outdoor enjoyment with minimal upkeep. The property is fully let for the 2024/25 and 2025/26 academic years, providing immediate and secure rental income. Offered for sale with no upward chain. There is also potential to extend, subject to the necessary planning consents. A superb opportunity to acquire a high-yielding property in a consistently popular location. Call now to book your viewing.

- No Chain
- Licensed 4 Bedroom HMO
- Walking Distance to the University of Nottingham and Queen's Medical Centre
- Currently Let for 24/25 & 25/26
- Achieving £26,400 per annum representing 9.1% gross yield
- Potential to Extend (STPP)



### **Entrance**

Entrance hall with large radiator leading to a bedroom one, kitchen and stairs to the first floor.

### **Bedroom 1**

14' 5" x 11' 4" (4.39m x 3.45m)

Double bedroom with carpeted flooring, radiator and a bay window to the front elevation.

### **Living Kitchen**

12' 11" x 11' 2" (3.94m x 3.41m)

A perfect communal living kitchen fitted with a modern range of base and wall mounted units with a fitted electric oven, gas hob, extractor fan and freestanding white goods.

### **Inner Hall**

An inner hallway with storage cupboard, vinyl flooring with access to the bathroom and rear garden.

### **Bathroom**

8' 8" x 7' 8" (2.64m x 2.33m)

Fitted with a four piece suite comprising: wc, pedestal wash hand basin, shower cubicle and panel bath. Vinyl flooring and double glazed obscure glass window to the side elevation.



#### **Bedroom 2**

11' 6" x 14' 11" (3.50m x 4.56m)

A spacious double bedroom with carpeted flooring, radiator and window to the front elevation.

#### **Bedroom 3**

13' 2" x 9' 11" (4.02m x 3.03m)

A double bedroom with carpeted flooring, radiator and window to the front elevation.

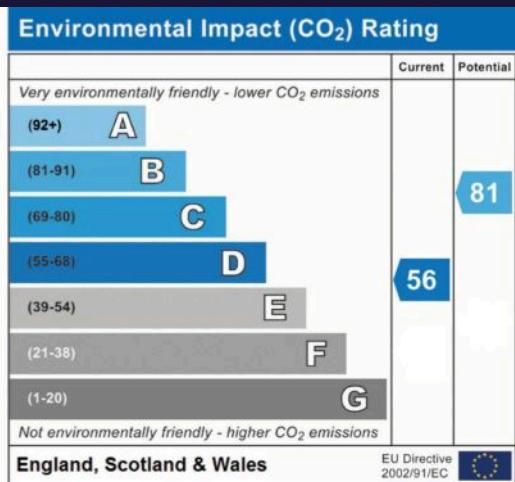
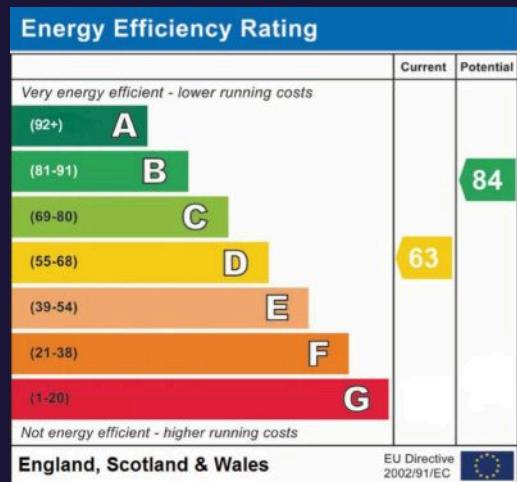
#### **Bedroom 4**

12' 3" x 7' 3" (3.73m x 2.22m)

Another double bedroom with carpeted flooring, radiator and window to the rear elevation.









## Comfort Estates

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